

Planning Board Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: May 11, 2006 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
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MANCHESTER PLANNING BOARD
PUBLIC HEARING/LIMITED BUSINESS MEETING
Thursday, May 11, 2006 – 6:00 p.m.
City Hall, Third Floor - Aldermanic Chambers

I. PUBLIC HEARING:

Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)

1. **SP-14-2006** Property located at 9050 S. Willow Street, an application for site plan approval for construction of a 3,925 sq. ft. two-story building addition for wholesale display – KNA for Amber Cauge Holdings, LLC (Oak Design)
(The staff recommends that the Board not accept the application for a public hearing at this time, as the staff has not received requested plan revisions.)

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

2. **S-35-2005** Property located at 65 Lewis Street, an application to subdivide property into two (2) lots – Duval Survey, Inc. for Michael & Mary Card
3. **S-10-2006** Property located at 117 Youville Street, an application to subdivide property to create a two-family building lot – Joseph M. Wichert for Lauren Blaney & George Manthorn
4. **S-17-2006** Property located on Dunbarton Road, an application for subdivision of property by adjusting property lines, without creating a new lot – TF Moran, Inc. for Sandy Hills Realty, LLC, Peter & Ruth Steffensen and Robert J. Bukowski
- PD-04-2006** Property located on Dunbarton Road (TM 768, Lot 18), an application to create a planned development with the construction of seven (7) single family dwelling units – TF Moran, Inc. for Sandy Hills Realty, LLC
5. **SP-09-2006** Property located at 73 West Brook Street, an application to expand a planned
PD-07-2006 development, and for site plan approval for the construction of a 15,430 sq. ft. office building, a parking garage with 32 spaces, and a pedestrian connector to the existing building – LaVallee/Brensinger Professional Association for Public Service of New Hampshire

6. CU-12-2006 Property located at 386 Union Street, an application for a conditional use permit to allow a proposed laundromat use of the property – KNA for Stephen Joseph and Associates
- SP-11-2006 Property located at 386 Union Street, an application for site plan approval for construction of a 4,000 sq. ft. one-story building for use as a commercial laundromat – KNA for Stephen Joseph and Associates
7. SP-15-2006 Property located at 70 Keller Street, an application for site plan approval for the construction of a 31,109 sq. ft. two-story automobile dealership, with parking, vehicle display and storage areas – HTA, Consulting Engineers for Team Nissan
- CU-17-2006 Property located at 70 Keller Street, an application for a conditional use permit to provide less parking than required by the zoning ordinance for auto sales and service establishment – HTA for Team Nissan
8. PD-05-2006 Property located at 1055 Bridge Street, an application to create a planned development by construction of six (6) single family dwellings – CLD, Consulting Engineers for Janice and Frank Hobbs
9. PD-08-2003 Property located on Riverfront Drive, an application to modify a previously
(Amendment) approved project by adding boat docks to River Landing at Amoskeag Falls – KNA for Hampshire Ventures, Inc.
10. CU-16-2006 Property located at 215 Lake Avenue, an application for a conditional use permit to provide less parking than required by the zoning ordinance for retail sales – Jose Garcia, agent

II. LIMITED BUSINESS MEETING:

11. Status report by Allison Barker, Planner, of the Master Plan process.
12. S-17-2006 Property located on Dunbarton Road, an application for subdivision of property by adjusting property lines, without creating a new lot – TF Moran, Inc. for Sandy Hills Realty, LLC, Peter & Ruth Steffensen and Robert J. Bukowski
[Recommendation]
13. CU-14-2006 Property located at 1207 Hanover Street, an application for a conditional use permit for occupancy with retail space in a multi-tenant building – John Urdi
- SP-13-2006 Property located at 1207 Hanover Street, an application for site plan approval for the construction of a 19,568 sq. ft. building for warehouse/retail use, with loading and parking – Bedford Design Consultants, Inc.
[A recommendation may be provided at the meeting.]
14. Any other business items from Staff or Board.